



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Commissioners

January 10, 2012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**REPROGRAM CAPITAL FUNDS FROM TERMINATED PROJECTS TO THE PACIFIC
BOULEVARD FAMILY DEVELOPMENT CENTER PROJECT
(DISTRICT 1) (3 VOTE)**

SUBJECT

This letter recommends the reprogramming of \$5,500,000 in County Funds, previously allocated by the First District for the La Alameda Senior Center and San Jose Creek Park projects, to fund development and construction costs associated with the Pacific Boulevard Family Development Center, located at 7515 Pacific Boulevard in unincorporated Walnut Park.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the reprogramming of County Funds for the Pacific Boulevard Family Development Center is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director or his designee to reprogram \$5,500,000 in County Funds from the First Supervisorial District, previously allocated to the Commission for the La Alameda Senior Center and San Jose Creek Park projects, to fund development and construction costs for the Pacific Boulevard Family Development Center project.
3. Authorize the Executive Director to incorporate up to \$5,500,000 into the Commission's Fiscal Year 2011-2012 approved budget, for the purposes described above.
4. Authorize the Executive Director or his designee to take all actions necessary to reprogram the

funds, including executing any amendments to the Funding Agreement between the County and the Commission, to extend, renew, or otherwise amend the Funding Agreement without increasing authorized funding levels, to be effective following approval as to form by County Counsel and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On May 6, 2008, the County approved \$3,500,000 from the project and facility development funds to assist in the purchase of four real property parcels identified as Assessor Parcel Numbers: 6025-028-001, 6025-028-002, 6025-028-003, and 6025-028-004 to be used for the development of the La Alameda Senior Housing Development. This project will not be completed because the Commission was unable to reach agreement on price with the seller of one of the parcels.

On December 14, 2010, the Board approved additional funding to the Commission in the amount of \$2,000,000 in County funds to assist in acquisition and project-related expenses associated with the San Jose Creek Park project. This project will not be completed because the Commission was unable reach agreement on an unresolved lot line adjustment with the seller of the property.

The proposed reprogramming of \$5,500,000 described above will be used for continued development and construction of the Pacific Boulevard Family Development Center project. Previously, on December 14, 2010, the Board approved a total of \$3,500,000 in County funds to assist with acquisition, consultants, planning, entitlement fees and other project-related costs for the Pacific Boulevard Family Development Center project. The project involves the rehabilitation of an existing supermarket building into an approximately 13,900 square foot family development center at 7515 Pacific Boulevard in unincorporated Walnut Park. The proposed reprogramming will bring the project total to \$9,000,000. Once completed, the family development center will be operated by the Young Women's Christian Association of Greater Los Angeles. It will provide a childcare center that will serve at least 50 children, as well as a wide array of age-appropriate support services and resources to children, youth, and community members.

FISCAL IMPACT/FINANCING

There is no impact to the County General Fund. The actions described herein will be funded with the \$5,500,000, in funds previously approved by the Board of Supervisors and transferred to the Commission.

These funds will be incorporated into the Commission's Fiscal Year 2011-2012 approved budget to pay for consultants, planning, entitlement fees, construction and other project-related costs for the Pacific Boulevard Family Development Center. Funds for future years will be budgeted through the Commission's annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Pacific Boulevard Family Development Center project involves rehabilitation of an existing approximately 13,900 square foot building at 7515 Pacific Boulevard in unincorporated Walnut Park. The First Supervisorial District previously approved the transfer of \$3,500,000 from the First District Provisional Finance Unit to the Commission to pay for acquisition, consultants, planning, entitlement fees and other project-related costs. These funds were transferred to the Executive Office of the Board of Supervisors in order for the Executive Office to take any and all actions necessary to

execute a Funding Agreement with the Commission.

The additional \$5,500,000 will bring the project total to \$9,000,000 for the development and construction of the project.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(4) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

The Pacific Boulevard Family Development Center project was determined exempt from the provisions of CEQA and approved by your Board on July 19, 2011.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will allow continued development and construction on the Pacific Boulevard Family Development Center project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:rj